

1 **Section 2-1200 Joint Land Management Area-3 District: JLMA-3**

2 **2-1201 Purpose and Intent.** This district is established to accommodate and foster the
3 development of land within the town’s joint land management areas (JLMAs)
4 outside the incorporated towns in Loudoun County to:

- 5 (A) Ensure development in the JLMA-3 district is consistent with the JLMA
6 serving as a gateway to the towns;
- 7 (B) Provide for the continued practice of agriculture, farm operations,
8 agriculturally related and home based businesses, low density clustered
9 residential developments and other uses in a predominantly rural
10 environment;
- 11 (C) Encourage an appropriate mix of residential and nonresidential land uses;
- 12 (D) Where appropriate, achieve a pattern of development that generally
13 conforms to the established, traditional pattern of development in the
14 towns.; and
- 15 (E) Implement jointly adopted plans where applicable.

16 **2-1202 Size and Location.** This district replaces the Agricultural Residential (A-3)
17 district within the JLMAs. It is the intent of the County that the JLMA-3
18 district boundaries not be extended beyond the existing JLMA boundaries.

19 **2-1203 Use Regulations.** Table 2-1203 summarizes the principal use regulations of the
20 JLMA-3 district.

21 (A) **Organization of Use Table.** Table 2-1203 organizes the uses in the
22 JLMA-3 district use table by Use Classifications, Use Categories and Use
23 Types.

24 (1) **Use Classifications.** The Use Classifications are: residential uses;
25 agricultural uses; public and institutional uses; commercial uses;
26 and industrial uses. The Use Classifications provide a systematic
27 basis for assigning present and future land uses into broad general
28 classifications (e.g., residential uses and agricultural uses). The
29 Use Classifications then organize land uses and activities into
30 general “Use Categories” and specific “Use Types” based on
31 common functional, product, or physical characteristics, such as
32 the type and amount of activity, the type of customers or residents,
33 how goods or services are sold or delivered, and site conditions.

34 (2) **Use Categories.** The Use Categories describe the major sub-
35 groups of the Use Classifications, based on common characteristics
36 (e.g., the residential Use Classification is divided into two major
37 Use Categories: Household Living and Group Living). Principal

1 uses are identified in defining the Use Category. They are
2 principal uses that most closely share the common characteristics
3 that are key to the Use Category.

4 (3) **Use Types.** The Use Categories are then divided into specific Use
5 Types. The specific Use Types are included in the respective Use
6 Category. They identify the specific uses that are considered to
7 fall within characteristics identified in the Use Category. For
8 example, single family detached dwellings are a Use Type in the
9 Household Living Use Category.

10 (B) **Use Categories and Use Types Defined.** All the Use Categories and Use
11 Types listed in Table 2-1203 are defined in Article VIII (Definitions).

12 (C) **Permitted and Special Exception Uses.** A “P” in the column identified
13 “JLMA-3” indicates that a Use Category or specific Use Type is permitted
14 as a matter of right (as a permitted use) in the JLMA-3 district, subject to
15 compliance with all applicable standards and regulations in this Ordinance
16 and all other County ordinances. An “S” indicates that a Use Type is
17 allowed in the JLMA-3 district as a special exception in accordance with
18 the procedures and standards of Section 6-1300. In some instances, and
19 based on the Additional Regulations for Specific Uses (Section 5-600), a
20 Use Type will be permitted as a matter of right under certain conditions, or
21 allowed as a special exception under other conditions. These uses are
22 identified as “P/S”.

23 (D) **Reference to General Use Category.** References to “General Use
24 Category” under the Use Type column mean all of the uses in the Use
25 Category are allowed. The Use Category is defined in Article VIII.
26 Where specific Use Types are listed in the Use Type column, only the
27 listed Use Types in the Use Category are allowed. The Use Type is
28 defined in Article VIII.

29 (E) **Additional Regulations for Specific Uses.** References to sections in the
30 final column of Table 2-1203 (Additional Regulations for Specific Uses)
31 indicate that the listed use is subject to use-specific regulations. The
32 numbers provide a cross-reference to the “Additional Regulations for
33 Specific Uses” in Section 5-600.

**TABLE 2-1203
JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
RESIDENTIAL USES			
Household Living	Accessory apartment or dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
	Home occupation dwelling (accessory to single family detached dwelling)	P	Section 5-400
	Portable dwelling/trailer during construction of primary residence	P	Section 5-500
Group Living	Congregate housing facility	S	
	Continuing care facility	S	
	Convent, monastery, or seminary	S	Section 5-656
	Orphanage or similar institution	S	
	Tenant dwelling	S	Section 5-602
AGRICULTURAL USES			
Agriculture	General Use Category	P	Section 5-626
Horticulture	General Use Category	P	Section 5-626
Animal Husbandry	General Use Category	P	Section 5-626

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USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site	Agricultural processing	P	Section 5-627
	Animal care business	P	Section 5-627
	Custom operators	P	Section 5-627
	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian facilities	P	Section 5-627
	Equestrian facility, with more than 10 special events per year	S	Section 5-627
	Equestrian facility, on lots of less than 50 acres or without frontage on a state maintained road	S	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm machinery sales, rental, and service	S	Section 5-627
	Farm markets	P	Section 5-603
	Mill feed and farm supply center	S	Section 5-627
	Nursery, production	P	Section 5-605
	Nursery, commercial	S	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
	Pet farms	P	Section 5-627
	Stable, private	P	Section 5-627
	Stable, neighborhood, on lots less than twenty-five (25) acres, or without frontage on a state maintained road	S	Section 5-627

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USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Virginia Farm Winery	P	Section 5-627
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627
Animal Services	Animal hospital	S	Section 5-631
	Kennel	S	Section 5-606(A)
	Kennel, Indoor	P	Section 5-606(B)
	Veterinary service	P	Section 5-627
PUBLIC AND INSTITUTIONAL USES			
Day Care Facilities	Child care home	P	Section 5-609(A)
	Child or adult day care center	S	Section 5-609(B)
Cultural and Government Facilities	Bus shelter	P	
	Community center	S	
	Community center, HOA facilities only	P	
	Commuter parking lot, with greater than 50 spaces	S	
	Commuter parking lot, with less than 50 spaces	P	
	Library	S	
	Structure or use for federal, state, County, or local governmental purposes, not otherwise listed	S	
Education	School (elementary or middle), for fifteen (15) or less pupils	P	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	
Health Services	Office, medical	S	

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USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Hospital	S	Section 5-610
Park and Open Space	Arboretum	S	
	Cemetery	S	Section 5-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	
	Community, neighborhood or regional park, active recreational uses	S	
Public Safety	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638
Religious Assembly	Church, synagogue or temple, with seating capacity of 300 or less in sanctuary or main area	P	Section 5-639
	Church, synagogue or temple, with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
Utility	Public utility service center and storage yard	S	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Sewage and water treatment plant	S	Section 5-621
	Utility substation, dedicated	P	Section 5-621
	Utility substation, transmission	S	Section 5-616 and 5-621

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P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless excepted by Section 1-103(D)
	Sewage and water pumping station	P	Section 5-621
	Water storage tank	S	Section 5-621
COMMERCIAL USES			
Conference and Training Centers	Rural agricultural corporate retreat	S	Section 5-619
Food and Beverage	Restaurant	S	Section 5-643
Office	Construction and/or sales trailer, during period of construction activity subject to establishment of date certain for removal	P	
	Educational or research facility related to the uses in this district	S	
Recreation and Entertainment	Camp, day and boarding	S	Section 5-645
	Country club	S	
	Golf course	S	Section 5-648
	Private club or lodge	S	
	Recreation establishment, outdoor	S	
Retail Sales and Service	Artist studio	S	
	Small business	P/S	Section 5-614
Visitor Accommodation	Bed and breakfast, homestay	P/S	Section 5-601(A)
	Bed and breakfast inn	S	Section 5-601(B)
	Country inn	S	Section 5-601

TABLE 2-1203 JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE			
P = PERMITTED S = SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Guest farm or ranch, leasing no more than three (3) guest rooms	P	
INDUSTRIAL USES			
Telecommunications Use and/or Structure	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)

2-1204 Lot and Building Requirements.

(A) **Minimum Lot Size.** 20,000 square feet.

(B) **Minimum Lot Width.** Sixty (60) feet.

(C) **Front Yard.**

(1) **On Arterial Road.** Thirty-five (35) feet.

(2) **On Collector Road.** Twenty-five (25) feet.

(3) **On Other Roads.** Fifteen (15) feet.

(D) **Minimum Rear Yard.** Twenty-five (25) feet.

(E) **Minimum Side Yard.** Ten (10) feet.

(F) **Building Height.** Thirty-five (35) feet maximum, except no restriction for buildings used exclusively for agriculture.

(G) **Minimum Open Space.** Fifty (50) percent.

(H) **Gross Density.** One residential unit per three (3) acres.

~~**2-1205 Conservation Design.** Development shall comply with the conservation design standards of this Ordinance. Uses and activities allowed in the open space set aside are as provided in Section 6-2000 (Conservation Design).~~

1 **2-1206 Neighborhood Development Standards.** To ensure new development in the
2 JLMA-3 district reinforces existing development patterns in the adjacent town
3 to the maximum extent feasible, reduces the need for automobile trips,
4 minimizes the need for additional road improvements, and encourages
5 walking to employment, shopping, and public facilities, development in this
6 district shall meet the following requirements:

7 (A) **Street System/Connectivity.**

8 (1) **Connections to Existing Streets.** Connections to the existing or
9 planned street system shall be made to the maximum extent
10 feasible. All development plans shall incorporate and continue all
11 streets stubbed to or shown as stubbed to the boundary of the
12 development by previously approved development plans/plats or
13 existing development.

14 ~~(2)~~ **Provision for Future Connections to Adjoining Land.** All
15 developable land shall provide for future public street connections
16 to adjacent developable parcels by providing a local street
17 connection at least every six hundred sixty (660) feet along each
18 subdivision plat boundary that abuts potentially developable or re-
19 developable land, except that such street connections are not
20 required on steep slope, MDOD sensitivity areas, ~~karst feature~~
21 ~~buffers in the LOD, or FOD RSCOD-protected corridors pursuant~~
22 ~~to Sections 5-1508, 4-1600, 4-1900, and 4-2000 4-1500. For the~~
23 ~~purposes of this regulation, “developable land” should be defined~~
24 ~~to include any vacant land areas not including or constrained by~~
25 ~~primary conservation areas and rights of way or restricted~~
26 ~~easements.~~

27 (3) **Block Form and Size.** To the maximum extent feasible, blocks
28 within developments shall maintain a rectilinear pattern except
29 where deviation is necessitated by topographic or environmental
30 considerations. Blocks shall measure not less than three hundred
31 (300) nor more than six hundred sixty (660) feet along each side,
32 as measured from the edge of the right-of-way, except where
33 deviation is necessitated by topographic or environmental
34 considerations, or where deviation is required to comply with
35 regulations concerning steep slope, MDOD sensitivity areas, or
36 ~~FOD RSCOD-protected corridors pursuant to Sections 4-1508, 4-~~
37 ~~1600 and 4-1500 4-2000, or conservation design standards~~
38 ~~(Section 6-2000).~~

39 (4) **Avoidance of Certain Street Types.** Cul-de-sacs and “P-loop”
40 streets shall be avoided except where necessitated by topographic
41 or environmental considerations.

(5) **Provision of “T” Intersections.** "T" intersections are encouraged in locations where views of important civic, public or open space areas can be highlighted.

(B) **Variation of Lot Sizes.**

(1) **General Rule.** In all new residential subdivisions containing ten (10) or more lots, a mixture of lot sizes and dimensions shall be provided in order to allow a variety of housing opportunities and avoid monotonous streetscapes. For example, larger and wider lots are encouraged on corners. Smaller lots are encouraged adjacent to parks and open spaces. No more than 60 percent of all lots shall be similar in total lot area. For purposes of this subsection, "similar" lot areas shall be defined as within 500 square feet of each other.

(2) **Exception.** Up to seventy (70) percent of the lots within the subject subdivision may be similar if the Zoning Administrator, pursuant to Section 6-401, makes a finding that, notwithstanding deviation from the sixty (60) percent standard stated above, lot sizes and dimensions are sufficiently varied, for different housing types, to avoid monotonous streetscapes.

(3) **Dispersion of Lot Sizes.** Similar lot sizes shall be distributed throughout a subdivision rather than consolidated in one area, unless the Zoning Administrator, pursuant to Section 6-401, makes a finding that the intent of this district and of the Zoning Ordinance will be better served by a design that tends to consolidate lots of similar sizes.

(C) **Sidewalks.**

(1) **Provision of Sidewalks and/or Trails.** Sidewalks and/or trails shall be provided, at a minimum, along one side of all streets to provide pedestrian access to the town or neighborhood center, public buildings, schools, parks, and other destinations, or greater if required by the Facilities Standards Manual.

(2) **Sidewalk and/or Trail Connections.** Connections to existing or planned sidewalks and/or trails shall be made at the property boundaries of the project by incorporating and continuing all sidewalks and/or trails stubbed to or shown as stubbed to the boundary of the development by previously approved development plans/plats or existing development. All development plans shall provide for future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.

- 1 (D) **Civic and Open Space.**
- 2 (1) **Variety of Spaces to Be Provided.** A variety of greens, parks or
3 natural open spaces shall be located throughout the development,
4 where appropriate ~~and as determined by conservation design~~, to
5 provide community identity.
- 6 (2) **Access to Civic Spaces.** Direct and convenient pedestrian and
7 bicycle access shall be provided (on the site being developed) to
8 adjacent residential land uses and to the civic and open space.
- 9 (3) **Configuration of Park Access.** Land dedicated for parks shall be
10 bordered on at least one side by public streets, preferably local or
11 collector streets.
- 12 (E) **Other Design Requirements.**
- 13 (1) **Street Trees.** Street trees planted pursuant to Section 5-1300 shall
14 be planted at a density of no less than one canopy shade tree per 25
15 feet on average, and shall be placed in arrangements consistent
16 with the existing landscape of the vicinity.
- 17 (2) **Garages.** Garages shall be set back at least four (4) feet behind the
18 plane of the front door of the principal building. Garages shall
19 have vehicular access only from the side or rear of the lot.
- 20 (3) **On-Street Parking.** Parallel parking may be provided on streets
21 in front of residential lots, except for lots fronting on collector or
22 arterial roads.

23 **2-1207 Utilities.**

- 24 (A) Both municipal water and municipal sewer facilities must be provided to
25 every development site, if available as determined by the Town, except for
26 Town-owned or County-owned and operated public uses that may use
27 communal systems (except in areas bear Purcellville, which are subject to
28 the existing annexation agreement between the County of Loudoun and
29 the Town of Purcellville). If municipal water or municipal sewer facilities
30 are not available, development may be served by private well or septic
31 system, respectively.
- 32 (B) All utility distribution lines shall be placed underground. Private wells,
33 septic systems, and communal systems may be located within the open
34 space ~~consistent with the standards of Section 6-2005.~~

35 **2-1208 Use Limitations.**

1 (A) No non-agricultural use shall be permitted which, because of its nature,
2 location, or manner of operation, is dangerous or noxious because of
3 noise, odor, fumes, gas, glare, light, vibration, smoke, emission of
4 particulate matter or effluents, or for other similar reasons.

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